



EDC SUB-COMMITTEE MINUTES

Location: Hybrid (ET 03-340 / Google Meet)

Thursday, September 26, 2024

MEMBERS:

T. Ziola, Chair
J. Mills, Vice Chair
D. Brown
N. LaMontagne
J. Monfries

PRESENT:

T. Ziola, Chair
J. Mills, Vice Chair
D. Brown

ALSO IN ATTENDANCE:

P. Spearey, Urban Planning and Economy Department
A. Rowan, Urban Planning and Economy Department

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

T. Ziola called the meeting to order at 4:04p.m.

A.2. ADOPTION OF AGENDA

MOTION: T. Ziola

Motion to adopt the September 26, 2024 Agenda

SECONDED: J. Mills

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: T. Ziola

Motion to adopt the August 22, 2024 meeting minutes

SECONDED: J. Mills

The motion passed unanimously.

A.4. REQUESTS TO SPEAK

None.

B. NEW BUSINESS

B.1. [EDC 2024-25 Work Plan Project Update](#)

- P. Spearey provided an update on the **Standards and Procedures** and identified the following items requiring discussion with the Subcommittee:
 - Mission statement. **Action: Administration will draft a mission statement for review.**
 - Encouraging / requiring informals:
 - D. Brown reminded the Subcommittee that the removal of the administrative walk-on, and having only the option of support or non-support at the formal stage is important context to consider when discussing whether or not to require informals. **Info.**
 - D. Brown suggested that improved Principles of Urban Design could be considered as a mitigating factor if informals become required. **Info.**
 - The Subcommittee discussed giving EDC the ability to vote to exempt projects at the informal stage from a formal review. J. Mills asked if this would mean that a motion would be required in order to exempt an applicant from returning for a formal. P. Spearey confirmed that a motion made in public would likely be required to exempt a project from a formal review. **Action: Administration will clarify this with the OCC.**
 - T. Ziola mentioned that it could be helpful to inform industry that they can come for an informal presentation before applying for the Development Permit, as not everyone knows this. **Info.**

- D. Brown and P. Spearey informed the Subcommittee that they are still working on the updates to the **Principles of Urban Design** (tentatively being called the Submission Guide) and will share the new version as soon as possible. **Info.**
- P. Spearey provided an update on the **scope of EDC review**:
 - P. Spearey shared data on 1) Priority Growth Areas and 2) Nodes and Corridors (Centre city node / primary corridor). These two boundaries would represent a +/- 108% and 125% increase from current EDC numbers, respectively. Of the two, the Centre City node and primary corridor most closely align with the current boundary, while adding new areas (e.g. 118 Avenue, Stony Plain Road, both sides of 124 Street, 97 Street, 137 Avenue). **Info.**
 - D. Brown reiterated that all of the major highway edge conditions (i.e. Anthony Henday, Whitemud and Highway 2) should also be considered.
 - P. Spearey suggested that EDC consider including all of the entry corridors to the City (including Gateway, Yellowhead, 97th street). **Info.**
 - J. Mills suggested a hybrid of the nodes and corridors, combined with other areas that the Committee flags as important. **Info.**
 - J. Mills pointed out that by adding more qualifiers in the hopes of capturing the projects that EDC wants, other projects may be captured that EDC doesn't necessarily want to see. Modifying the exemption process / criteria will be necessary to help alleviate this concern. **Info.**
- P. Spearey discussed project timelines:
 - The Council Report (principles) is due to the branch manager on December 9.
 - P. Spearey proposes providing the draft report to the Committee the week ending October 4. A Special Meeting with EDC will be needed on October 29 for sign off. **Action: Administration will discuss the draft report with the larger Committee at the October 1 EDC meeting. A special meeting will be added on October 29 for Committee signoff prior to Phase 2 engagement.**
 - P. Spearey indicated that the October 24 subcommittee meeting may have to be adjusted to maximize subcommittee input on the draft report.
- T. Ziola inquired about who is being engaged in November. P. Spearey informed the Subcommittee that this would be external engagement (AAA, AALA, APPI, CHBA, UDI, NAIOP, IDEA), as well as anyone who has attended EDC in the last year.
- J Mills asked if the Council Report will need to be presented to Council, and whether that duty would fall on the EDC Chair, or the Subcommittee Chair? **Action: Administration to follow up with the OCC on this.**

C. OTHER BUSINESS

- P. Spearey confirmed that we will need to revise the October 1 regular EDC Agenda to include an update to the larger Committee regarding the EDC workplan as well as the meeting with ETCRC. **Action: Administration will identify this revision at the beginning of the October 1 meeting.**
- J. Mills suggested that it would be helpful to request that ETCRC provide us with some examples of the letters they've previously sent to Council for our reference. **Action: Administration will reach out to ETCRC and request copies of these letters.**

D. ADJOURNMENT

The meeting adjourned at 4:55p.m.

E. NEXT MEETING

Thursday, October 24, 2024 at 4:00 p.m. Hybrid (ET 03-340 / Google Meet)